

## MIXED-USE – TRANSITION ZONE DISTRICT (MX-T)

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*Purpose:* The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses.



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The following excerpt from Table 4-2-1 shows the allowable uses for the MX-T zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

### Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.  
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:  
<https://abc-zone.com/faq/what-use-specific-standard>  
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:  
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:  
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

# Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential								Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B	C	
Zone District >>																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, single-family detached	P	P	P	P	P		P											4-3(B)(1)	
Dwelling, cluster development	P	P		P	P		P											4-3(B)(2)	
Dwelling, cottage development	P	P	P	P	P		P											4-3(B)(3)	
Dwelling, two-family detached (duplex)		P		P	P		P											4-3(B)(4)	
Dwelling, townhouse				P	P	P	P	P	P	P								4-3(B)(5)	
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						4-3(B)(6)	
Dwelling, multi-family					P	P	P	P	P	P								4-3(B)(7)	
Group Living																			
Assisted living facility or nursing home				C	P	P	P	P	P	P									
Community residential facility, small	P	P		P	P	P	P	P	P	P								4-3(B)(8)	
Community residential facility, medium					P	P	P	P	P	P								4-3(B)(8)	
Community residential facility, large						P	P	P	P	P								4-3(B)(8)	
Group home, small					C	P	P	P	P									4-3(B)(9)	
Group home, medium					C	C	C	P	P	P								4-3(B)(9)	
Sorority or fraternity						P	C	P	P	P									
CIVIC AND INSTITUTIONAL USES																			
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A					
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P		P	A		
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					
Sports field							CV	C	P	P	P	P	P	C		P		C	
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					

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	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B	C	
Zone District >>																			
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)
Veterinary hospital	C						C	P	P	P	P	P	P	P					4-3(D)(5)
Other pet services	C						C	P	P	P	P	P							
Food, Beverage, and Indoor Entertainment																			
Auditorium or theater						A	A	A	P	P	P	P	P	P					4-3(D)(7)
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)
Residential community amenity	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(10)
Restaurant							C	P	P	P	P	P	P	P					4-3(D)(8)
Tap room or tasting room							C	C	P	P	P	P	P	P					4-3(D)(8)
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	4-3(D)(11)
Lodging																			
Bed and breakfast	A	CA		A	A	P	P												4-3(D)(12)
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(14)
Motor Vehicle-related																			
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(21)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(21)
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV					4-3(D)(22)
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(23)
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(25)
Office							P	P	P	P	P	P	P	P					
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(26)
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(27)
Outdoor Recreation and Entertainment																			
Residential community amenity	P	P	P	P	P	P	P	P	P	P								A	
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(31)

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																A	B	C			
Zone District >>																					
Retail Sales																					
Bakery goods or confectionery shop							CV	P	P	P	P	P	P	P							
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA			
General retail, small			A			A	A	P	P	P	P	P	P	P							
Liquor retail							C	A	P	P	P	C	C	C							
Transportation																					
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A					
Transit facility						C	C	C	P	P	P	P	P	P							
INDUSTRIAL USES																					
Manufacturing, Fabrication, and Assembly																					
Artisan manufacturing							C	P	P	P	P	P	P	P							
Telecommunications, Towers, and Utilities																					
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A				
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P			
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A			
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A			
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A				
Wireless Telecommunications Facility																			4-3(E)(10)		
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Freestanding							P	P	P	P	P	P	P	P	A						
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A						
Public utility co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Waste and Recycling																					
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P							
ACCESSORY AND TEMPORARY USES																					
ACCESSORY USES																		4-3(F)(1)			
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A				
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA			
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T				
Dwelling unit, accessory		A		A	A	A	A	A	A		A	A	A	A	A		A				
Dwelling unit, accessory without kitchen	CA	CA		CA	A	A	A	A	A		A	A	A	A	A		A				
Family care facility	A	A	A	A	A	A	A	A	A	A											

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																A	B	C	
Zone District >>																			
Family home daycare	CA	CA	A	CA	A	A	A											4-3(F)(7)	
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Home occupation	A	A	A	A	A	A	A	A	A	A								4-3(F)(9)	
Independent living facility				A	A	A	A	A	A	A								4-3(F)(10)	
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(11)	
Mobile vending cart							A	A	A	A	A	A	A	A			A	4-3(F)(12)	
Outdoor dining area							CA	A	A	A	A	A	A	A	A			4-3(F)(14)	
Parking of non-commercial vehicle	A	A	A	A	A	A	A											4-3(F)(15)	
Parking of recreational vehicle, boat, and/or recreational trailer	A	A	A	A	A	A	A											4-3(F)(16)	
Second kitchen in a dwelling	A	A	A	A	A	A	A											4-3(F)(17)	
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A		A	4-3(F)(18)	
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A								4-3(F)(19)	
TEMPORARY USES																			
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)	
Dwelling unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)	
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T			T	T	T		4-3(G)(4)	
Garage or yard sale	T	T	T	T	T	T	T											4-3(G)(5)	
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)	
Open air market							T	T	T	T	T						T	4-3(G)(7)	
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T			T	4-3(G)(8)	
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(9)	
Seasonal outdoor sales							T	T	T	T	T	T	T					4-3(G)(10)	
Temporary use not listed			T			T	T	T	T	T	T	T	T	T		T		4-3(G)(11)	